

# STANDARDS AND GUIDELINES POLICY

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## **SECTION 1. GENERAL REQUIREMENTS**

### 101. Inclusion of Property

- A. The owner or developer of proposed inclusion of property to the Crested Butte Fire Protection District shall conform to the requirements set forth in Section 32, part IV, INCLUSION OF TERRITORY, of the Colorado Revised Statutes.

### 102. Plans Submittal

- A. The owner or developer of each inclusion, subdivision, P.U.D. or each buildable parcel of land, shall submit a fire protection plan to the Crested Butte Fire Protection District for review and approval. The Plan shall consist of plans, specifications, covenants, deed restrictions and contracts as deemed necessary by the Fire Chief to show compliance with Sections 2 through Section 8 of this resolution.

### 103. Conflicting Provisions

- A. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between the Crested Butte Fire Protection District Standards and Guidelines Policy, Colorado State or Federal EPA regulations, and any other applicable municipal or Gunnison County requirements, the more stringent requirement shall apply.

## **SECTION 2. ACCESS REQUIREMENTS**

### 201. Access

- A. All fire apparatus access roads shall comply with the Standards and Guidelines Policy of the Crested Butte Fire Protection District and Appendix D of the 2003 International Fire Code, as amended. If the project is located in the unincorporated area of Gunnison County within the Crested Butte Fire Protection District, then they shall also comply with Gunnison County Standards and Specifications for Construction of New Roads and Bridges.
- B. Roads, streets and ways, whether public or private, shall provide for safe simultaneous access for emergency vehicles and civilian evacuation. The Crested Butte Fire Protection District shall be permitted to allow modification of access requirements where the structures being protected are provided with centrally monitored fire protection systems.
- C. All developments are encouraged to provide two or more points of dedicated access on primary roads that permit adequately separated ingress/egress. The design of access routes shall consider traffic circulation and employ looped road networks. See Gunnison County LUR Section 5-307 B 1 and Appendix D of the 2003 International Fire Code.
- D. All habitable structures located within the boundaries of the Crested Butte Fire Protection District, shall have access roads with all weather driving surfaces capable of supporting the imposed loads of emergency apparatus. All access roads to non-habitable structures must have driving surfaces capable of supporting legal loads as specified by the Colorado Department of Transportation.
- E. Streets and roads shall be identified with approved signs. All road identification signs and supports located within the Urban-Wildland interface shall be of non-combustible materials.

All road identification signs shall be visible from both directions of travel. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Temporary signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. All required road signs and traffic control devices shall be installed in accordance with the Manual of Uniform Traffic Control Devices, current edition. No road names or numbers shall be used which will duplicate, or be confused with, the names of any existing street or road in the Crested Butte Fire Protection District. If the road name or number is for a road that has not been accepted by Gunnison County for maintenance, the applicant, homeowner's association, or the developer of the affected road is responsible for the road name or number sign(s).

- F. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the street or road fronting the property. If the identification on a building cannot be plainly seen from the street or road fronting the property, then redundant identification shall be provided at the entrance to the driveway or access road. Identification of buildings shall contrast with their background. Address identification shall be Arabic numerals or alphabet letters. Numbers and/or letters shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- G. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

## 202. Road Grades

- A. Normal road grades shall not exceed 11 percent.
- B. Sections not exceeding 300 feet may be allowed a maximum grade of 12 percent.
- C. Sections exceeding 11 percent shall not be within 500 feet of each other.
- D. Road grades on Curves with centerline radius of less than 250 feet shall be reviewed on a case-by-case basis.
- E. In flat or rolling terrain, all grades shall flatten to 4 percent for at least 100 feet approaching intersections, and for at least 50 feet entering and leaving turn-arounds or cul-de-sacs. In mountainous terrain, all grades shall flatten to 6 percent or less for at least 50 feet approaching intersections and entering switchbacks or cul-de-sacs. Note: Flat or rolling terrain is defined as 15 percent average cross slope, mountainous terrain is defined as greater than 15 percent average cross slope.

## 203. Access Roads

- A. Shall meet the requirements of Section 2.
- B. All access roads shall receive a functional classification as determined by the appropriate municipal public works or planning department official or the Director of Gunnison County Public Works Department.
- C. All access roads with an ADT of 200 or more shall have a driving surface of 24 feet. Access roads with an ADT of 91-199 shall have a driving surface of 22 feet. Access roads with an ADT of 1-90 shall have a driving surface of 16 feet. See Appendix A.
- D. All access roads shall be constructed to meet all municipal guidelines and standards for road and bridge construction and/or Gunnison County Standards and Specifications for Construction of New Roads and Bridges.
- E. All access roads shall have a minimum inside turning radius of 40 feet.

- F. The required width of primary access roadways shall not be obstructed in any manner, including the parking of vehicles.
- G. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

*Exception: Distance may be extended to 225 feet if the building has an approved fire suppression system.*

- H. All single lane access roads less than 22 feet wide and in excess of 600 feet in length shall be required to have standard inter-visible turnouts. The location and spacing of inter-visible turnouts shall be approved on a case-by-case basis by the Gunnison County Public Works Department or the appropriate municipality in conjunction with the Crested Butte Fire Protection District. See also “Inter-visible Turnout” and Appendix C.
- I. All access roads in excess of 150 feet in length that do not connect or intersect with other roads shall have an approved turn-around at the end of the access road segment. Turn-arounds shall be approved on a case-by-case basis by the Gunnison County Public Works Department or the appropriate municipality in conjunction with the Crested Butte Fire Protection District. See Appendix B.
- J. All access roads shall have a minimum vertical clearance of 13 feet-6 inches.
- K. An access road approach that is gated shall be designed so that the longest vehicle using it can completely clear the traveled way when the gate is closed. In no event shall such distance be less than 35 feet. All gates shall open inward or upward. All elements of a gate assemble shall not encroach on the required width of the access road. The required width of the access road shall be maintained through the clear opening of the gate. A siren activated opening device shall be installed to enable responding emergency units immediate passage through the gate. The Crested Butte Fire Protection District may be provided with an approved key or access code in lieu of a siren activated gate with the approval of the Fire Chief. All gates shall be installed with a “breakaway” construction feature in a manner that allows emergency vehicle access.

204. Cul-de-sacs and Turn-arounds

- A. All cul-de-sacs and turn-arounds shall be constructed to meet all municipal guidelines and standards for road and bridge construction and/or Gunnison County Standards and Specifications for Construction of New Roads and Bridges. See Appendix B.
- B. A cul-de-sac or turn-around, which may be vacated in the future, shall be improved to the functional classification standard of the road for which it serves if access is provided to dwellings or other structures.
- C. Cul-de-sacs, “T” and “Y” turn-arounds shall be a minimum of 20 feet from any flammable structure and shall be approved on a case-by-case basis at the plan review phase.
- D. Shall provide shoulders for drainage and snow storage. See Gunnison County Standards and Specifications for Construction of New Roads and Bridges, Section 4.8 or the appropriate municipal guidelines.

205. Driveways

- A. Access to all buildings must allow a fire apparatus to stage within 150 feet of all portions of the exterior walls of the first story of any building. This distance may be increased to 225 feet if the structure is protected by an approved fire suppression system. Access to any building must be obtained from within it’s own building lot. In the event that a residential building lot

is of a size and configuration that the staging requirement can be met from the access roadway, section 205 Driveways, B-W, shall not apply.

- B. All driveways shall serve no more than 1 lot. See also definitions for “Access”, “Driveway” and reference Gunnison County LUR Section 2-102, definition of “driveway”.
- C. All residential access driveways shall serve no more than 2 dwelling units. See also definitions for “Access”, “Driveway”, “Dwelling” and “Dwelling Unit”.
- D. All residential access driveways serving multifamily residences shall be reviewed to determine if a higher functional classification is appropriate. See Appendix A.
- E. All driveways serving occupancies other than residences shall be reviewed on a case-by-case basis at the plan review stage.
- F. All driveways shall have a minimum driving surface width of 16 feet.
- G. All driveways shall be constructed in accordance with both an approved driveway permit and all applicable sections of these Standards and Guidelines Policy. Access to a Gunnison County road or right-of-way must be obtained as described in Section 7.4 of the Gunnison County Standards and Specifications for Construction of New Roads and Bridges. Access to a municipal road or right-of-way must be obtained from the appropriate municipal planning department.
- H. All driveways shall be constructed to meet all municipal or Gunnison County Standards and Specifications for Construction of New Roads and Bridges from the edge of the municipal, Gunnison County, public or private road under municipal or Gunnison County jurisdiction, to the building footprint.
- I. All driveways accessing habitable structures shall have an all weather-driving surface. Driveways accessing non-habitable structures must be capable of supporting the imposed loads of emergency apparatus. In the case of a native material road, the driveway shall match the existing surface.
- J. All driveways shall have a maximum grade of 11 percent.
- K. Driveways on steep uphill or downhill will require a safe, at grade approach, for a minimum of 30 feet before the intersection with the edge of the road. Any exception shall be approved on a case-by-case basis.
- L. All residential access driveways that access a municipal or Gunnison County road or right-of-way, shall have a minimum surface width of 18 feet at the edge of the pavement or road surface, and taper to a minimum surface width of 16 feet at a distance of 6 feet from the edge of the road, and maintain this surface width to the edge of the building footprint.
- M. All driveways shall be constructed with a minimum inside turning radius of 40 feet.
- N. All driveways and approaches shall be constructed so that they shall not interfere with the drainage system of the roadway.
- O. The horizontal axis of an approach to the roadway shall normally be at right angle to the centerline of the roadway and extend a minimum of 40 feet beyond the edge of the traveled way. An angle between 90 and 60 degrees shall be permitted if it can be shown that physical constraints exist that requires a new approach angle of less than 90 degrees. An angle of less than 60 degrees is not permitted.
- P. All single lane driveways in excess of 600 feet in length shall be required to have standard inter-visible turnouts. The location and spacing of inter-visible turnouts shall be determined on a case-by-case basis. See also “Inter-visible Turnout” and Appendix C.
- Q. All driveways in excess of 150 feet in length shall have a loop design or approved turn around adequate to accommodate emergency service vehicles. Cul-de-sacs, “T” and “Y” turn-arounds shall be a minimum of 20 feet from any flammable structure and shall be approved on a case-by-case basis at the plan check phase. See Appendix B.

- R. All turn around areas shall be kept open and clear at all times and shall have sufficient area for snow storage outside of the road prism. It shall be the owner's responsibility to keep the area clear of snow in the winter. See Appendix B.
- S. Any proposed driveway that is over 250 feet in length and has the potential to be used for a road for future development may be referred to the appropriate municipal or Gunnison County planning department for proper review.
- T. Vertical clearance for any overhead entry structures shall be at least 13 feet-6 inches high, measured from the road surface, and shall be maintained to the edge of the building footprint.
- U. Adequate vehicle parking must be provided on the private parcel. No parking along the road, in turnouts or turn-arounds will be permitted.
- V. Driveways located near an intersection shall be constructed so that the side nearest the intersection is no less than 100 feet from the centerline of the intersecting road for commercial/industrial access and 50 feet for residential access.
- W. A driveway that is gated shall be designed in accordance with section 203 K.

206. Bridges and Low Water Crossings

- A. Where a bridge or a low water crossing is required to be used as access, it shall be constructed and maintained in accordance with nationally recognized standards, the standards of the appropriate municipality, or Gunnison County Standards and Specifications for Construction of New Roads and Bridges.
- B. Bridges and low water crossings shall maintain a minimum clear roadway width equal to width of the approach road.
- C. All bridges shall be designed to meet Colorado Department of Transportation legal load requirements.
- D. Bridges requiring posting shall have their legal load limits plainly displayed at both entrances.

**SECTION 3. WATER SUPPLY REQUIREMENTS**

301. Central Water Supply

- A. A central water supply is required when the subdivision density is greater than one dwelling unit per two acres.
- B. The system shall supply the required fire flow as determined by the Fire Chief in accordance with computations using the currently adopted Fire Code appendix, as amended.
- C. The minimum pipe size serving fire hydrants and domestic systems shall be 8 inches in diameter, unless an engineered study can provide certification that a looped 6-inch system will deliver adequate fire flows.
- D. The system shall be approved, installed and tested prior to the issuing of any building permits.

302. Hydrants

- A. Fire hydrants shall be located as required by the Fire Chief in accordance with the currently adopted Fire Code appendix, as amended.
- B. The Fire Chief shall approve the location of all fire hydrants.
- C. All fire hydrants on a central water supply shall be of the same manufacturer and have two 2 1/2 inch NST outlets with caps and one 4 1/2 inch NST outlet with cap. Each hydrant shall be



supplied with an approved snow cover marker and shall be installed so that the outlets are no closer than 3 feet above finished grade.

- D. All fire hydrants shall be installed with “Snow Country Risers”.

303. Alternate Water Sources

- A. In subdivisions, P.U.D.s or any other buildable parcel of land within the Crested Butte Fire Protection District without a central water supply, an alternate water source approved by the Fire Chief shall be established to provide the required storage. NFPA 1142 *Standard on Water Supplies for Suburban and Rural Fire Fighting*, current edition, shall be used as a guide in establishing requirements.

304. Annual Certification

- A. For all water sources other than an approved central water system, an annual certification shall be provided to the Fire Chief to ensure a viable year-round water supply.

**SECTION 4. FIRE SUPPRESSION SYSTEM REQUIREMENTS**

401. Access Deficiencies

- A. Where the design criteria of sections 201-206 cannot be met, or any one of the following conditions exist:
  - 1. The fire department apparatus access roadways are obstructed by any of the following items:
    - a. Low water crossings or,
    - b. Security gates or,
    - c. Speed bumps or,
  - 2. The building is located in a sub-division having a single fire apparatus access point or, *Exception: developments of 30 or less total dwelling units that are compliant with all other sections of this Standards and Guidelines Policy.*
  - 3. The access road is equal to or greater than a 12 percent grade or,
  - 4. The building site is more than 5 miles from the nearest fire station on an approved route as measured by the Fire Chief or,
  - 5. A fire hydrant capable of supplying the required fire flow is more than 500 feet from the building site or,
  - 6. When a variance has been granted by the Crested Butte Fire Protection District Board of Directors in areas of non-compliance,

the following shall be provided as required by the Fire Chief:

- 1. All structures shall have installed a fire suppression system in accordance with NFPA 13 *Standard for the Installation of Sprinkler Systems*, 13D *Standard for the Installation of Sprinklers Systems in One- and Two-Family Dwellings and Manufactured Homes* or 13R *Standard for the Installation of Sprinklers Systems in Residential Occupancies up to and Including Four Stories in Height*, current edition, by covenant and,
- 2. Installed fire protection systems shall be monitored and supervised by an approved central station fire alarm company and,

3. The size of the storage tank shall be double the required amount per the applicable NFPA standard or based on 30 gallons per minute response time, at posted speed limits, measured from the nearest fire station, whichever is greater.

402. Water Supply Deficiencies

- A. New subdivisions and PUD's. An automatic fire suppression system shall be installed in all structures in all new subdivisions or PUD's where there is not installed a central water supply capable of providing the required fire flows per the IFC 2003 edition appendix B.
1. All structures shall have installed a fire suppression system in accordance with NFPA 13 *Standard for the Installation of Sprinkler Systems*, 13D *Standard for the Installation of Sprinklers Systems in One- and Two-Family Dwellings and Manufactured Homes* or 13R *Standard for the Installation of Sprinklers Systems in Residential Occupancies up to and Including Four Stories in Height*, current edition, by covenant and,
  2. Installed fire protection systems shall be monitored and supervised by an approved central station fire alarm company and,
  3. The size of the storage tank shall be double the required amount per the applicable NFPA standard or based on 30 gallons per minute response time, at posted speed limits, measured from the nearest fire station, whichever is greater.

**EXCEPTIONS:**

(a) *Detached carports and greenhouses.*

(b) *Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) *When expenditures are strictly related to repair or maintenance of an existing system.*

(d) *Isolated rural buildings shall be exempt if any of the following conditions apply:*

1. Emergency vehicle access to the property is seasonal.
2. The property is located beyond maintained roads.
3. The property is located beyond emergency vehicle access.
4. The property is not served with electricity by a public utility.

- B. New projects other than new subdivisions and PUD's. In all occupancies an automatic fire suppression system installed in compliance with the National Fire Protection Association Standards and other standards adopted by Crested Butte Fire Protection District shall be installed:

1. In all new buildings regardless of floor area or occupancy type. For the purpose of this section, the floor area within the surrounding exterior walls shall be considered as one building. Area separation walls shall not be used in calculating allowable floor area for sprinkler requirements. In occupancies of a hazardous nature or where special hazards exist, reference 2003 IFC § 901.4.3.

**EXCEPTIONS:**

(a) *Detached carports and greenhouses.*

(b) *Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) *When expenditures are strictly related to repair or maintenance of an existing system.*

2. Throughout existing and new sections of any existing building whenever total additions result in an increase of the original floor area by more than 50 percent, or whenever total additions result in an increase of more than 1,000 square feet in the total floor area, including mezzanines or additional stories, or whenever alterations to

existing buildings exceed 50 percent of the replacement value, as determined by the building official. Alteration values and additional floor area shall be cumulative with each issuance of a building permit, regardless of any change in ownership.

**EXCEPTIONS:**

(a) *Detached carports and greenhouses.*

(b) *Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) *When expenditures are strictly related to repair or maintenance of an existing system.*

3. Throughout existing and new sections of an existing building for which there is an occupancy classification change.

## **SECTION 5. WILDLAND FIRE MITIGATION**

### 501. Compliance with Existing or Other Standards

A. All Occupancies. Defensible Space mitigation shall be performed in compliance with Colorado State Forest Service requirements noted in pamphlet # 6.302 and other standards adopted by Crested Butte Fire Protection District:

1. For all new buildings regardless of floor area or occupancy types that are located in moderate, high or extreme wildland fire areas as determined by the Gunnison County Wildfire Hazard map. In occupancies of a hazardous nature or where special hazards exist, reference 2003 IFC § 901.4.3 and additional mitigation may be required on a case-by-case basis.
2. For all existing buildings and new sections of any existing building that are located in moderate, high or extreme wildland fire areas as determined by the Gunnison County Wildfire Hazard map and whenever total additions result in an increase of the original floor area by more than 50 percent, or whenever total additions result in an increase of more than 1,000 square feet in the total floor area, including mezzanines or additional stories, or whenever alterations to existing buildings exceed 50 percent of the replacement value, as determined by the building official. Alteration values and additional floor area shall be cumulative with each issuance of a building permit, regardless of any change in ownership.
3. For all existing and new sections of an existing building for which there is an occupancy classification change.

**EXCEPTION:**

*When expenditures are strictly related to repair or maintenance of an existing building.*

## **SECTION 6. UTILITIES**

### 601. Review and Approval of Gas Service Location

- A. The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate natural gas company representative shall approve all natural gas meter locations prior to installation.
- B. The following requirements shall be used in determining the best location for gas meters:
  1. All gas meters shall be installed per the manufactures design specifications and all applicable codes and standards and,
  2. Shall be installed on a gable end and,

3. Shall be installed 3-5 feet above finish grade and,
  4. Shall be permanently attached to a structure and,
  5. Shall not have any exposed horizontal runs and,
  6. Shall maintain 36 inches clearance from the gas meter and pressure relief valve to any electric meters, cable and telephone junction boxes, other ignition sources, operable windows and doors, exhaust vents or other penetrations.
- C. The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall review and approve the location of all propane tanks prior to installation.
  - D. Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure.
  - E. The Crested Butte Fire Protection District, the appropriate municipal or Gunnison County building department and the appropriate propane vendor shall approve the location of all propane service lines and pressure relief valves prior to installation. The same criteria for natural gas meter locations shall be used determine the best location for propane gas service lines and pressure relief valves.
  - F. All installations shall have on file at the Crested Butte Fire Protection District offices a signed agreement prior to the installation of any natural or propane gas service.

602. Excavation

- A. All excavators shall contact the Utility Notification Center of Colorado and obtain the necessary utility locates **prior** to breaking ground.
- B. The excavation contractor or operator shall be responsible for contacting and locating any utilities not notified by the Utility Notification Center of Colorado.
- C. Excavation contractors shall comply with the “no dig” dates established by municipalities, Gunnison County and/or the appropriate utility company.
- D. The ground shall be thawed before excavating.

603. Early Warning and Alerting Devices

- A. The Fire Chief shall approve the location of all early warning and alerting (audio and visual) devices.
- B. All occupancies shall have an approved CO-1 (carbon monoxide) gas detector installed. Said CO-1 gas detector may be interconnected with smoke detection devices.
- C. All occupancies provided with propane gas service shall have an approved LEL (lower explosive level) gas detector installed at the lowest point in the crawl space, basement or lowest floor of the structure.
- D. All occupancies provided with an approved LEL gas detector(s) shall be monitored and supervised by an approved central station monitoring company and/or a distinctly sounding horn.

*Exception: The LEL detector may be interlinked with the smoke detectors.*

- E. All occupancies provided with an automatic fire suppression system shall have a water flow alarm monitored and supervised by an approved central station monitoring company and shall have installed an exterior horn and strobe and an interior horn.

604. Protection of Meters and Service Lines

- A. All gas meters and service lines shall be adequately protected from vehicular traffic, snow and ice damage. See section 601.

**SECTION 7. REVIEW AND APPROVAL BY THE FIRE CHIEF AND THE BOARD OF DIRECTORS**

701. Review

- A. Upon receipt of the fire protection plan submitted by proponents of any inclusion, subdivision, PUD or any other buildable parcel of land, the Fire Chief shall review the plan using this Standards and Guidelines Policy contained herein, the appropriate edition of the Uniform Fire Code or International Fire Code, as amended and adopted by a municipality or Gunnison County, and any other recognized standards.
- B. The Fire Chief shall prepare a written memo addressing the areas of compliance or variance from this Standards and Guidelines Policy and include a recommendation for the Board of Directors.
- C. The Board shall review the fire protection plan for any inclusion, subdivision, PUD or any other buildable parcel of land, during a public meeting. Statute requires a public hearing for any inclusion; the Board may request a public hearing for review of subdivisions or P.U.D.s.

702. Approval

- A. The Board shall approve or deny the fire protection plan for any inclusion. The Board may require proponents to provide cash, land, equipment, buildings, or such other contributions as deemed necessary to insure that the Crested Butte Fire Protection District has sufficient equipment, resources, and manpower to serve the development without imposing an excessive burden on existing Crested Butte Fire Protection District taxpayers.
- B. For subdivisions, P.U.D.s or any other buildable parcel of land, within the boundaries of the Crested Butte Fire Protection District, the Board shall direct the Fire Chief to prepare a written comment of the Crested Butte Fire Protection District's recommendation for the fire protection plan for the appropriate municipal or Gunnison County planning department. The Crested Butte Fire Protection District may request cash, land, equipment, buildings, or such other contributions necessary to mitigate the impacts upon existing equipment, resources, and manpower without imposing an excessive burden on existing Crested Butte Fire Protection District taxpayers.

703. Waivers

- A. No waiver of this Standards and Guidelines Policy shall be valid unless approved by the Board in writing as set forth in this section.
- B. Only the Board may approve a waiver of this Standards and Guidelines Policy except that the Fire Chief has the limited authority to waive this Standards and Guidelines Policy only for a driveway or for an insignificant extension of an existing road; the Fire Chief may refer such waivers to the Board. The Board, or if applicable, the Fire Chief, may place special conditions on the approval of a waiver. Such conditions may relate to the following:
  - 1. Access and,

2. Water Supply and,
  3. Seasonal use and,
  4. Number of structures and,
  5. Size of structures and,
  6. Location of structures and,
  7. Defendable space and,
  8. Type of use and,
  9. Existence of public utilities and,
  10. No increased risk to emergency services personnel, without limitation.
- C. A waiver shall be project specific and shall not establish a precedent for any other proposed waiver.
- D. No waiver shall be granted unless and until all applicable review fees have been paid to the Crested Butte Fire Protection District.
- E. A request for a waiver must be made in writing and identify the following:
1. The name, address and telephone number of the applicant and,
  2. Identification of the subject property and road and,
  3. A specific description of the requested waiver (including relevant, proposed construction plans) and,
  4. A detailed explanation of why the proposed waiver is warranted by site specific conditions that make compliance with this Standards and Guidelines Policy technically unfeasible and,
  5. A detailed explanation of why the proposed waiver:
    - a. Would not adversely affect the safe, efficient and orderly movement of motorized and non-motorized traffic and,
    - b. Would not adversely affect health or safety and,
    - c. Would not cause substantial injury to the owner or occupant of adjacent land(s) and,
    - d. The waiver will not cause an increased risk to emergency services personnel, without limitation and,
    - e. Would not cause substantial injury to the environment and,
    - f. Would provide the functional equivalent of this Standards and Guidelines Policy and,
  6. Any other information required by the Board or Fire Chief (e.g. survey or technical opinion and report).
- F. No public hearing is required for a determination of a waiver by the Fire Chief.
- G. Within fourteen days of receipt by the Board of a complete petition for waiver, to be determined by the Board, the Board shall set a date, time and place for a public hearing on that petition. The Board shall publish, at a minimum, notice of such hearing once a week, for the two consecutive weeks immediately before the hearing. The applicant for the waiver must notify all adjacent property owners, no later than fourteen days before the hearing, by mailing to each of them, by certified mail, return receipt requested, a complete copy of the request for a waiver and a copy of the notice of the public hearing; the applicant must provide proof of such notification to the Fire Chief at least seven days prior to the public hearing.
- H. No waiver shall be granted unless the Board, or if applicable the Fire Chief, determines in writing the applicant has established by clear and convincing evidence that:
1. The waiver is warranted by site specific conditions which create an unusual aspect or feature not shared by property in general and,

2. The waiver will not adversely affect the safe, efficient and orderly movement of motorized and non-motorized traffic and,
  3. The waiver will not adversely affect health or safety and,
  4. The waiver will not cause substantial injury to the owner or occupant of adjacent land(s) and,
  5. The waiver will not cause an increased risk to emergency services personnel, without limitation and,
  6. The waiver will not cause substantial injury to the environment and,
  7. The proposal will provide the functional equivalent of this Standards and Guidelines Policy.
- I. No access waiver, within unincorporated Gunnison County, shall be valid unless approved by the Board of County Commissioners or the Public Works Director of Gunnison County pursuant to Section 1.9 of the Gunnison County Standards and Specifications for Construction of New Roads and Bridges. The Crested Butte Fire Protection District may provide comments pertaining to additional life safety requirements for the Board of County Commissioners or the Public Works Director of Gunnison County to take under consideration.

## **SECTION 8. FEES**

### 801. Plan Review Fee Schedule

- A. The owner or developer of each proposed Inclusion, Subdivision, P.U.D. or any other buildable parcel of land, that requires a plan review, shall submit a plan review fee based on \$100.00 per hour (1/2 hour minimum), prior to the acceptance of the Fire Protection Plan.
- B. The owner or developer of each proposed Inclusion, Subdivision, P.U.D. or any other buildable parcel of land, that requires a plan review, shall submit a minimum plan review fee of \$500.00 at the time of submittal.
- C. The minimum plan review fee shall be credited against the total plan review fee.

### 802. Fire Suppression System Review Fee Schedule

- A. A fire suppression system review fee shall be based according to Appendix D.
- B. The owner or developer of any structure that requires a fire suppression system shall submit a minimum plan review fee of \$50.00 at the time of submittal.
- C. The minimum plan review fee shall be credited against the total plan review fee.
- D. All fire suppression systems (i.e. fire sprinkler and kitchen exhaust hoods) and miscellaneous appliances shall be reviewed and approved at the plan review stage.

## SECTION 9. DEFINITIONS & ABBREVIATIONS

**Access** means the place, method or way by which vehicles and pedestrians obtain usable ingress and egress to a property or land use:

- **Residential Access** means ingress or egress to no more than 2, residential units, including any that includes a home occupation or multi-family residence. Residential access is a private vehicular access, for the exclusive use of the owners-occupants and their invitees, and is not considered a road or highway.
- **Agricultural Access** means the access providing ingress and egress exclusively to an agricultural operation and not to any residence(s).
- **Commercial Access** means the access providing ingress and egress to any activity defined by municipal guidelines or the Gunnison County Land Use Resolution as commercial.
- **Industrial Access** means the access providing ingress and egress to any activity defined by municipal guidelines or the Gunnison County Land Use Resolution as industrial.

**Access Road** See “Access”.

**Agricultural Operation** means an activity that primarily involves agriculture as defined herein.

**Agricultural Road** means any road whose primary use is to serve an agricultural operation.

**Agriculture** means the use of the land for the primary purpose of making a profit from farming or ranching as it may include:

- The production, cultivation, growing, and harvesting of plant crops, but not including the harvesting of trees unless incidental to other agricultural operations or,
- The raising and/or the breeding of livestock including horses, dairy and beef cattle, sheep, goats, fur-bearing animals, poultry and swine, so long as they are not large confined animal feeding operations (CAFO) or,
- The production of nursery products and sod and,
- The harvesting, storage, grading, packaging, processing, distribution, and sale or trade of such commodities where such activities occur at the point of production.
- It specifically does not include the uses, structures and retail services normally associated with kennels, veterinary hospitals, the commercial slaughter of animals, and commercial riding stables. For purposes of this Standards and Guidelines Policy, classification of the use of the property by a municipal planning department or the Gunnison County Assessor’s Office is not definitive or binding for purposes of this definition, nor shall the existence of a conservation easement on the property otherwise defined as agricultural affect that definition.

**Approach Pad** means that Portion of a road that is used by traffic approaching an intersection or turnaround.

**Appliances** means any flame or heat-producing device, which could potentially cause a fire or life safety hazard.



**Average Daily Traffic** means the average 24-hour volume, being the total number during a stated period, divided by the number of days in that period. Unless otherwise stated, the period is a year. In lieu of an approved, engineered study, a factor of 10 one-way trips per residence shall be used to determine the average daily traffic. The term is commonly abbreviated as **ADT**. See Gunnison County Standards and Specifications for Construction of New Roads and Bridges, Section 4.2.2.

**Board** means the Crested Butte Fire Protection District Board of Directors.

**Bridge** means a structure including wall or abutments erected over a depression or an obstruction, as water, highway or railway and having a track or passageway for carrying traffic or other moving loads.

**Buildable Parcel of land** See also “Parcel”, “Legal Lot” and “Lot”.

**Building Footprint** means the outline of the total area that is covered by a building at ground level.

**Central Water Supply** means a water distribution system capable of delivering the required fire flow as determined by Appendix B of the 2003 International Fire Code.

**Cul-de-sac Road** means a road open at one end only that provides special provisions for turning around at its termination. See Appendix B.

**Culvert** means a closed conduit, other than a bridge, which conveys water carried by a natural channel or waterway transversely under the roadway.

**Drainage** means the water runoff that can be expected to occur during normal weather conditions.

**Driving Surface** means that part of a roadway having a constructed surface for the facilitation of vehicular movement.

**Driveway** means a private vehicular access, abutting a road or highway, for the exclusive use of the owners-occupants and their invitees, of no more than one lot and serving no more than 2 dwellings units; not considered to be a road or highway. See “Access”.

**Dwelling** may contain one or two dwelling units or residences.

**Dwelling Unit** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Fire Chief** Shall also mean the Fire Marshal or his designate.

**Fire Protection Plan** means the plans submitted for review of access and water supply to include but not limited to: site, access roads and driveways, utilities, fire hydrant locations, water supply and wildland fire mitigation.

**Grade** means the rate expressed in terms of percent, ascent or descent by length.

**Standards and Guidelines Policy** means the *Guidelines, Standards And Fees For The Review Of Fire Protection In Proposed Inclusions To The Crested Butte Fire Protection District, And New Subdivisions, P.U.D.s Or Any Other Buildable Parcel Of Land Within The Crested Butte Fire Protection District* as it may be amended.

**Inter-visible turnout** means an approved increase in the width of a single lane road to allow the simultaneous passage of vehicles. Each turnout shall be located in plain view of the turnout ahead and behind subject to the constraints of terrain and topography. See Appendix C.

**Legal Lot** means a lot, parcel or tract of land that meets the definition of a “subdivision”, or “subdivided land” as defined in C.R.S. 30-28-101 (10) (a) as it may be amended, or that is one of the exceptions to the definition of “subdivision” or “subdivided land” set out in the definition of “Subdivision or Subdivided Land” in C.R.S. 30-28-101 (10) (b), (c) or (d) as they may be amended, and that was created in compliance with all applicable laws, ordinances and regulations in effect at the time of its creation, and the legal description of which was recorded at the time of its creation in the records of the Clerk and Recorder of Gunnison County. A parcel as mapped for tax assessment records is not necessarily a legal lot.

**Lot** means a parcel or tract of land. See “Legal Lot”.

**Low Water Crossing** means a structure used to cross a drainage course that provides only for limited conveyance of run-off under the traveled way with higher flows passing both under and over the traveled way.

**May** means a permissive condition.

**Multi-Family Residence** means a building that contains three or more residential units, but not including hotels, motels or lodges.

**NFPA** National Fire Protection Association

**NST** National Standard Thread

**Parcel** means a lot or tract of land. See “Legal Lot”.

**Private Road** means any road that is not a public road.

**Private Roads Under County Jurisdiction** means roads that have been permitted through the Gunnison County Land Use Process.

**Public Road** means:

- All roads over private lands dedicated to the public use by deed to that effect, filed with the office of the Gunnison County Clerk and Recorder when such dedication has been accepted by the Board of County Commissioners and,
- All roads over private or other lands dedicated to public uses by due process of law, including a subdivision plat approved by Gunnison County and recorded in the office of the Gunnison County Clerk and Recorder, and not heretofore

vacated by an order of the Board of County Commissioners duly entered of record in the proceedings of the Board of County Commissioners and

- All roads over private lands that have been used adversely without interruption or objection on the part of the owners of such lands for 20 consecutive years; as defined by Colorado law and,
- All roads over the public domain whether agricultural or mineral.

**P.U.D.** means Planned Use Development.

**Radii** means:

- **Centerline Radius**The arc which corresponds to the given center of the roadway.
- **Inside Turning Radius**The arc or turn formed closet to the given radial point.
- **Minimum Turning Radius**The radius of a minimum turning path of the outside of the outer front tire.
- **Outside Turning Radius**The arc or turn formed furthest from the given radial point.

**Residence** means one dwelling unit.

**Road Grade** See “Grade”.

**Roadway Prism** means the area of a road bounded by the traveled surface, the shoulders and lines projecting downward and away from the outside edge of the shoulder and intersecting the ground surface at an angle of 30 degrees to horizontal.

**Shall** means a mandatory condition.

**Should** means a recommended but not mandatory condition.

**Shoulder** means the portion of the roadway contiguous with the driving surface for the accommodation of stopped vehicles, snow storage, emergency use, and for the lateral support of the roadway.

**Structure** means anything constructed or erected, that requires location on the ground, or is attached to something having location on the ground, including portable shelters for human habitation or use, recreational vehicles and tents, storage, transmission or distribution facilities or public utilities, but not including transmission lines of less than 45 kilovolt capacity, or fences. See “Agricultural”.

**Urban-Wildland Interface** means that geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

**Waterway** means a stream, river or creek, or any other natural channel or other topographic feature through which “live” water flows, but does not mean ditches used for agricultural purposes.

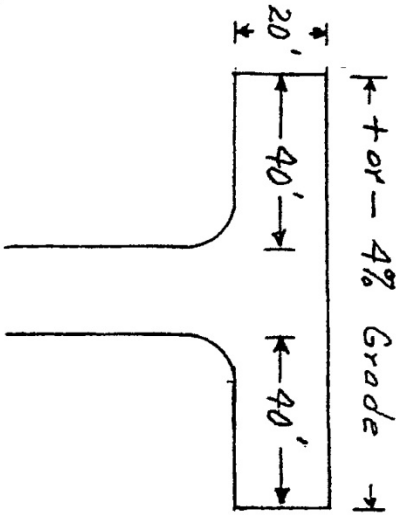
## SUMMARY OF ACCESS ROAD AND DRIVEWAY ELEMENTS

FUNCTIONAL CLASSIFICATION	AVERAGE DAILY TRAFFIC	DRIVING SURFACE
Rural/Urban Road	200+	24'
Rural/Urban Lane	91-199	22'
Local Intermittent/Driveway (2 dwelling units)	1-90	16'

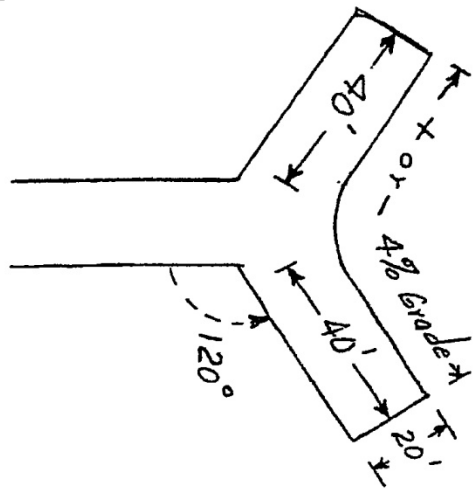
**Notes:**

1. Assumes 10 trips per day per residential dwelling unit to calculate average daily traffic.
2. Minimum Right of Way Width, Right of Way Width for Snow Storage, and Shoulder Width shall comply with applicable municipal or county standards.
3. Roads/Driveways serving a single lot zoned for 10-19 residential units shall be 22' wide.
4. Roads/Driveways serving a single lot zoned for 20 or more residential units shall be 24' wide.
5. Single lane driveways may require standard inter-visible turnouts.  
The location and spacing of inter-visible turnouts, shall be determined on a case-by-case basis.

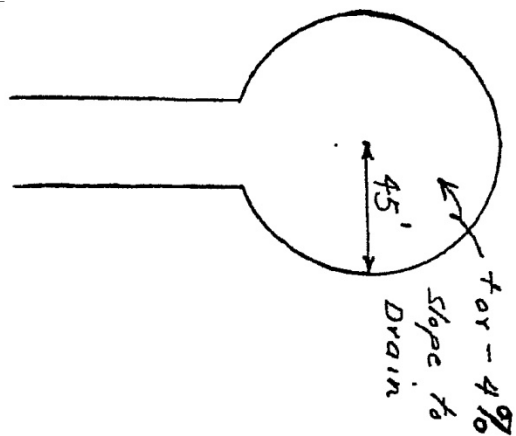
# STANDARD TURNAROUND OPTIONS



T - Turnaround



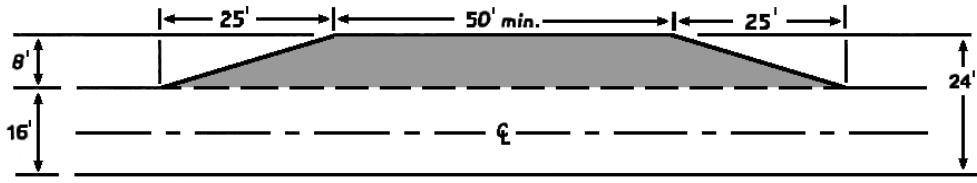
Y - Turnaround



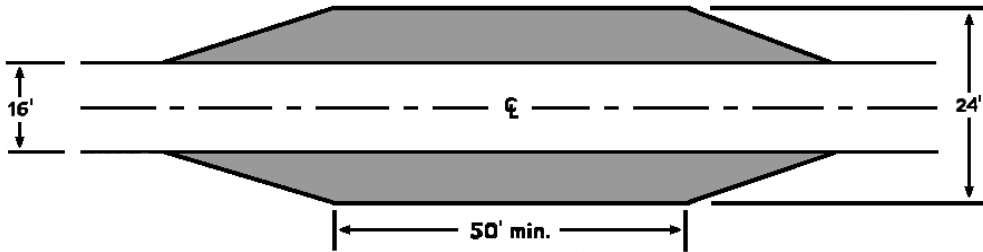
Cul-de-sac

## General Construction Notes:

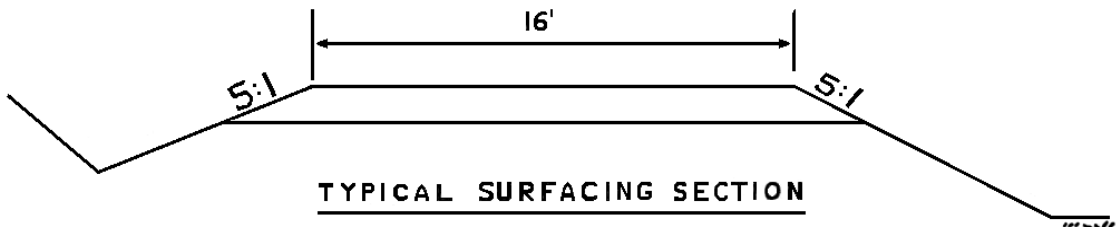
1. Road width going into the Turnaround may vary from 16 feet to 24 feet.
2. Grade on the road approaching the Turnaround shall not exceed 4% for 50 feet.
3. Grades on 'T' or 'Y' Turnarounds shall not exceed + or - 4%.
4. A minimum of 4% crown, inslope or outslope, shall be constructed into the Turnaround to provide drainage.
5. 'T' Turnarounds shall be a minimum of 20 feet from any flammable structures.
6. Variation of a 'T' or 'Y' turnaround shall be reviewed on a case-by-case



Typical Turnout



Typical Turnout



TYPICAL SURFACING SECTION

**CRESTED BUTTE FIRE PROTECTION DISTRICT**

**FEES FOR THE REVIEW OF FIRE PROTECTION SYSTEMS, SPRINKLER SYSTEMS,  
AND THE SUBSEQUENT INSPECTIONS THEREOF FOR BUILDINGS WITHIN THE  
CRESTED BUTTE FIRE PROTECTION DISTRICT.**

**SECTION 1. COMMERCIAL BUILDING AND R-1 OCCUPANCY FEE.**

- 101. Upon plan approval by the planning bodies of the municipalities or county, the Crested Butte Fire Protection District (District) shall perform a plan check of all commercial buildings and R-1, R-2, R-4 & I occupancies to be constructed within the District to ascertain compliance with the International Fire Code as adopted by the municipalities and county.
- 102. The District shall provide the building departments of the municipalities or county a written documentation of the findings of the review and the requirements to be incorporated into the building.
- 103. The District shall collect a fee from the building proponent based upon the following PLAN REVIEW AND INSPECTION FEE SCHEDULE. District fees are:

**PLAN REVIEW AND INSPECTION FEE SCHEDULE**

**PLAN REVIEW FEE SCHEDULE**

**Commercial / Mixed Use Occupancy**

Gross Sq. Footage	Fee
≤ 5,000	\$ 500
5,001-10,000	\$ 1,000
10,001-20,000	\$ 1,500
20,001-50,000	\$ 2,000
50,001-100,000	\$ 2,500
100,001-200,000	\$ 3,000
200,001-300,000	\$ 3,500
≥ 300,001	\$ 4,000

**Single Family Occupancy**

Gross Sq. Footage	Fee
0 - 3,600	\$ 250
3,601 - 7,200	\$ 500
7,201 - 11,000	\$ 1,000
11,001 - 20,000	\$ 1,500
≥ 20,001	\$ 2,000

In the event that residential sprinkler systems are required (or voluntarily installed) in R-3 occupancies to mitigate inadequate access or water supply, fees shall apply to cover the costs of plan review and all subsequent inspections of the building.

Driveway only           \$ 250.00

**INSPECTION FEE SCHEDULE**

All inspection fees shall be computed on the following formula:

Gross square footage of the contract area or structure times a multiplier of \$ 4.80/sqft to establish a total dollar valuation amount. This total valuation is then used with Table 1A to figure the inspection fee.

**Table 1A**

VALUATION	FEE
≤ \$ 300	\$ 50.00
\$ 301-\$ 2,000	\$ 60.00
\$ 2,001-\$ 50,000	\$ 21.00 per thousand or fraction thereof
\$ 50,001-\$ 500,000	\$ 20.00 per thousand or fraction thereof <b>PLUS</b> base fee of \$ 50
≥ \$ 500,001	\$19.00 per thousand or fraction thereof <b>PLUS</b> base fee of \$ 550

Sample: The project is 1,100 sqft multiplied by the \$ 4.80/sqft factor = \$ 5,280 valuation. Valuation is rounded *UP* to the next full thousand (\$ 6,000). Per the schedule, the fee is calculated as follows:

6 x \$ 21.00 = **\$ 126.00 inspection fee plus plan review fee.**

Sample: The project is 10,474 sqft multiplied by the \$ 4.80/sqft factor = \$ 50,275 valuation. Valuation is rounded *UP* to the next full thousand (\$ 51,000). Per the schedule, the fee is calculated as follows:

51 x \$ 20 = \$ 1,020.00 plus base fee \$ 50.00 = **\$ 1,070.00 inspection fee plus plan review fee.**

**Other Inspections and Fees:**

- |  |                     |
|--|---------------------|
| 1. Inspections outside of normal business hours                                | \$ 100.00 per hour* |
| 2. Re-inspection fees  | \$ 100.00 per hour* |
| 3. Inspections for which no fee is specifically indicated                      | \$ 100.00 per hour* |
| 4. Additional plan review required by changes, additions or revisions to plans | \$ 100.00 per hour* |
| 5. For use of outside consultants for plan checking and inspections, or both   | \$ 100.00 per hour* |
| 6. Inspection fees shall be imposed for Fire Code violations                   | \$ 100.00 per hour* |

\* Or the total hourly cost (**1/2 hour minimum**) to the Crested Butte Fire Protection District, whichever is greater. This cost shall include legal fees, fees of outside consultants retained on behalf of the jurisdiction, and supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

104. The fee shall cover all costs incurred in reviewing the building plans, sprinkler system plans, other fire suppression systems or appliances, the creation of pre-fire plans, and all subsequent inspections of the building.

105. The fee shall be due and payable upon issuance of the building permit. Inspections shall not be conducted until the fee is paid. In no event shall a certificate of occupancy be issued without full payment of the fee and the Fire Chief signing off on final inspection of the building.

106. In the event of a failed inspection requiring a re-inspection, a fee of \$100.00 per hour (1/2 hour minimum) may be assessed.

**SECTION 2. R-3 OCCUPANCY SPRINKLER SYSTEMS.**

201. In the event that residential sprinkler systems are required, or voluntarily installed, in R-3 occupancies to mitigate inadequate access or water supply, fees shall apply to cover the costs of plan review and all subsequent inspections of the building.

202. In the event of a failed inspection requiring a re-inspection, a fee of \$100.00 per hour (1/2 hour minimum) may be assessed.